

-
To the attention of: Chair Atterberry, Vice Chair Wikins, Ways and Means Committee:

I am writing to express my support for House Bill 1093, the Small Landlord Eviction Relief Act.

My support stems from my recent experience as a landlord. I own a single rental property, which I leased for a one-year term from December 2023 to December 2024. Unfortunately, the last rent payment I received was in March 2024.

Despite numerous attempts and considerable patience, I decided to pursue eviction in June 2024. I was surprised to learn that I had to provide an intent to file with a 10-day notice after a three-month delinquency, as if I had not tried to recover rent during those three months. Subsequently, I had to file for a court hearing on the grounds of non-payment of rent, with the court date scheduled for September. I am sure you are familiar with the steps and processes involved between that time and the eviction. I diligently followed all necessary procedures without delay.

The eviction was ultimately scheduled for November 25, 2024, a full eight months since the last rent payment and only one month before the lease expired. I was further surprised to learn that I needed to have at least 20 people (movers in my case which I did not have 20 abled bodied people to help), a moving truck, boxes, and packing materials sufficient for all fragile items (as if I knew what the renters owned, itemized). Additionally, I was allotted only one hour to remove everything from the house. This placed an additional financial burden on me as the landlord.

Overall, the process was extremely painful and cumbersome for small landlords like me. Therefore, I fully support House Bill 1093.

Thank you,

Miranda Carington